

Summary of Proposed Amendments to Chapter 15-217, Kaka‘ako Mauka Area Rules
31 January 2024

No.	Section	Clarification	Notes
15-217-1 and -3	Purpose	<ul style="list-style-type: none"> Added consideration for sea level rise and climate change Other text refinements 	Act 221 (2023)
15-217-3	Applicability	Removal of proposed subsection regarding infrastructure adequacy	
15-217-8	Definitions	<ul style="list-style-type: none"> Added terms for “adapted plants” and “native plants” Updated proposed definition for “alternative fuel station” to eliminate electricity (batteries); also updated definition for electric vehicle charging station Deleted definition for building void Updated definitions for development, development lot, and development project Updated definition for floor area to exclude elevator shafts, areas under overhangs or awnings along street frontages, storage areas within parking structures Updated incentive zoning definition Updated definition of open space to be “usable.” 	
15-217-39	Thoroughfare plan	<ul style="list-style-type: none"> Added City and County of Honolulu Department of Planning and Permitting review and approval of street trees; Added provisions for trees within front yard setback areas 	
15-217-54	Building form	<ul style="list-style-type: none"> Clarified definition of building height 	

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15-217-55	Architectural design	<ul style="list-style-type: none"> Added provisions for architectural screening for public utility fences Simplified building façade materials Clarification that signage must meet Honolulu B-2 community district Clarification of window visual light transmission level requirements Simplified tower floor plate dimensional requirements Eliminated mauka-makai tower spacing requirements Simplified storefront commercial requirements Added elevated rail transit guideway coordination requirements 	
15-217-56	Landscape	<ul style="list-style-type: none"> Clarified front yard landscaping Simplified recreational space requirements 	
15-217-57	Adequate Infrastructure	<ul style="list-style-type: none"> Clarified maximum FAR of 3.5 for central Kaka’ako (including off-street parking) 	
15-217-59	Green Building	<ul style="list-style-type: none"> Provided for executive director review and approval of sustainability compliance documentation 	
15-217-62	Historic and cultural sites	<ul style="list-style-type: none"> Added definitions for historic properties 	Consistent with makai
15-217-63	Parking and loading	<ul style="list-style-type: none"> Updated requirements for storage units within parking garages Updated requirements for high albedo materials for surface parking lots Clarified requirements for short-term bicycle parking 	
15-217-65	Public facilities dedication	<ul style="list-style-type: none"> Clarified that future reductions in floor area do not reduce dedication credit requirements Require that fees are paid before building or grading permits 	
15-217-79.5	Renovation Permit	<ul style="list-style-type: none"> Deleted exceptions 	(simplification; not necessary)
15-217-80	Improvement and development permits	<ul style="list-style-type: none"> Deleted exceptions Added consideration of climate change, seal level rise, etc. 	(simplification; not necessary)

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15-217-82	Variances	<ul style="list-style-type: none"> Clarified that variances are subject to authority review, as per section 206E-4.1 	
15-217-87	Approval validity period	<ul style="list-style-type: none"> Clarified process to extend an improvement or development permit 	
15-217-90	Minor changes	<ul style="list-style-type: none"> Provide for executive director discretion regarding the applicability of minor changes 	
15-217-91	Nonconformities	<ul style="list-style-type: none"> Clarification of nonconforming structures 	
15-217-93	Fee schedule	<ul style="list-style-type: none"> Addition of permit extension fee 	
15-217-94	Joint development	<ul style="list-style-type: none"> New section which provides for joint development 	

Figure No.	Section	Clarification	Notes
1	Approval Requirements	Added new permits, rule numbers, and updated decision-making authority	Was 1.1
2	Regulating Plan	Added rail transit guideway	Was 1.2
n/a	Development Standards	Consolidated requirements into neighborhood zone figures	Was 1.3
3	Thoroughfare Plan	Updated graphics	Was 1.4
4	Parks and open space	Added Ward Village parks, Cooke Street park-to-park connection	Was 1.5
5	View Corridors	Eliminated Figure 1.6B, showing mauka-makai zones	Was 1.6A
6	Street Trees	Designated Pohukaina and South Streets for large canopy trees; eliminated species and spacing requirements; added general canopy size preferences	Was 1.7A and 1.7B
7	Maximum Height Plan	Increased Sheridan neighborhood height limits up to 100-feet (from 45- and 65-feet)	Was 1.8
8	Land Use	Added categories for pet boarding and veterinary clinics, alternative fuel stations, electric vehicle charging; reduced automobile-related uses; expanded outdoor recreation	Was 1.9
9	Off-Street Parking Placement	Updated graphics; eliminated shared parking ratio chart	Was 1.10A and 1.10B
10	Park and civic space typologies	Eliminated neighborhood use restrictions	Was 1.11
11	Building Form	Eliminated building void diagram	Was 1.12

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12	Building Placement	Reduced the required vertical clearance under awnings to 12-feet and under galleries, bay windows, and balconies to 16-feet	Was 1.13
13	Pedestrian zone treatment	Updated graphics; consolidated pedestrian zone standards	Was 1.14
14	Pedestrian zone fixtures	Simplified photos	Was 1.15
15	Flood Zone	Updated graphics	Was 1.16
NZ.1-NZ.7	Neighborhood Zones	<ul style="list-style-type: none"> Consolidated requirements from development standards summary table Updated graphic 	Was Figure 1.3
BT.1-BT.11	Building Types	<ul style="list-style-type: none"> Eliminated maximum floor plate ratios; replaced with encroaching elements or facade requirements New Tropical Urban Court building type (BT.11) 	
FT.1-FT.12	Frontage Types	<ul style="list-style-type: none"> Updated graphics 	
IZ.1-IZ.3	Incentive Zones	New map and tables to support incentive zones	
n/a	Pedestrian Zone treatments	Consolidated requirements into Figure 13	Was Figures PZ.1 to PZ.7